



Route \_\_\_\_\_  
Section \_\_\_\_\_  
Project \_\_\_\_\_  
Job No. \_\_\_\_\_  
County \_\_\_\_\_  
Parcel No. \_\_\_\_\_

Owner(s) of Real Property: \_\_\_\_\_  
\_\_\_\_\_

Location of Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to 735 ILCS 5/7-102.1, the following has been prepared in order to fully inform you of the details of the acquisition of (a portion of) your property as right of way for the proposed improvement/construction of \_\_\_\_\_  
Route \_\_\_\_\_. The legal description(s) of the parcel(s) to be acquired is (are) found on the attached instrument(s) of conveyance.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage (benefit) to the remaining property, if any, is estimated with full consideration of the effect of the proposed improvement.

1. Existing Property:

Total area \_\_\_\_\_ (acres/sq. ft.) more or less

Highest and best use \_\_\_\_\_  
\_\_\_\_\_

2. Land to be Acquired In Fee Simple/Dedication:

New right of way \_\_\_\_\_ (acres/sq. ft.)

Existing right of way (when applicable) \_\_\_\_\_ (acres/sq. ft.)

Total right of way \_\_\_\_\_ (acres/sq. ft.)

3. Improvements and/or Fixtures to be Acquired:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Compensation for Land Acquired in Fee Simple/Dedication:

Fair market value of the \_\_\_\_\_ (acres/sq. ft.) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition. \$ \_\_\_\_\_

Damage to the remaining property as a result of the acquisition (if any) \$ \_\_\_\_\_

Total compensation for permanent right of way acquired in fee simple or by dedication \$ \_\_\_\_\_

Less cost of construction to be offset against total compensation \$ \_\_\_\_\_

Net compensation \$ \_\_\_\_\_

Benefits in the amount of \$ \_\_\_\_\_ have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including Any Damages or Benefits:

Permanent Easements - \_\_\_\_\_ for \_\_\_\_\_ \$ \_\_\_\_\_  
(acres/sq. ft.) (state purpose)

Temporary Easements - \_\_\_\_\_ for \_\_\_\_\_ \$ \_\_\_\_\_  
(acres/sq. ft.) (state purpose)

Total compensation for easements (when applicable) \$ \_\_\_\_\_

6. Total Compensation for Entire Acquisition, which includes all interests in the land required for the highway improvement and damages to the remainder property, if any. (sum of 4+5) \$ \_\_\_\_\_

7. Personal Property (Not Being Acquired) located on the Proposed Right of Way:

\_\_\_\_\_  
\_\_\_\_\_

You may want to retain and remove from the right of way some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over, any state highway. Mr./Ms. \_\_\_\_\_ will be happy to furnish information for your use in applying for a permit if one is needed.

\_\_\_\_\_  
District Engineer

On behalf of the Department of Transportation, Division of Highways, and as outlined in the above summary, I hereby offer you the sum of \$ \_\_\_\_\_ for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

\_\_\_\_\_  
Realty Specialist

\_\_\_\_\_  
Date